

IN RE: PETITION FOR ZONING VARIANCE
W/S Galloway Road, 265' N of
the c/l of Cold Spring Road
(3508 Galloway Road)
15th Election District
5th Councilmanic District

• BEFORE THE
• ZONING COMMISSIONER
• OF BALTIMORE COUNTY
• Case No. 91-406-A

Roland E. Hess
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance for side yard setbacks of 10 feet each in lieu of the required 50 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1.

The Petitioner, by Lonnie C. Gebhardt, Contract Purchaser, appeared and testified. Appearing as an interested party was Theodore Fratta. There were no Protestants.

Testimony indicated that the subject property, known as 3508 Galloway Road, consists of 14,425 sq.ft. zoned R.C. 5 and is presently vacant. Said property is located within the Chesapeake Bay Critical Areas on Galloway Creek. Testimony indicated Petitioner has entered into a contract to sell the subject property to Lonnie Gebhardt who is desirous of constructing a single family dwelling thereon. Mr. Gebhardt testified the property is also known as Lot 59 of Bowleys Quarters, a subdivision developed in the early 1920's in which the majority of the lots are 50 feet wide. He testified that should the requested relief be denied, he will be unable to construct the proposed dwelling and will suffer an undue hardship and practical difficulty. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

Theodore Fratta testified that he currently owns the adjoining Lot 58 and supports the granting of the requested relief.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property. The relief requested is in harmony with the general spirit and intent of

the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of June, 1991 that the Petition for Zoning Variance to permit side yard setbacks of 10 feet each in lieu of the required 50 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1,

be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated February 28, 1991, and subsequent comments dated April 23, 1991, attached hereto and made a part hereof.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-406-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1404.3.B.3 for a side yard setbacks of 10' in lieu of the required 50'.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser: *Lonnie C. Gebhardt*
(Type or Print Name)
Lonnie C. Gebhardt
Signature
Address: *3508 Galloway Rd.*
City and State: *MD 21237*

Legal Owner(s): *Roland E. Hess*
(Type or Print Name)
Roland E. Hess
Signature
(Type or Print Name)
Address: *8615 Trumps Mill Rd.*
City and State: *MD 21237*

Attorney for Petitioner: *8615 Trumps Mill Rd.*
(Type or Print Name) Address Phone No. *687 9370*
Bate Md 21237
City and State

Signature: *Lonnie C. Gebhardt*
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name: *Lonnie C. Gebhardt*
Address: *3508 Galloway Rd.*
City and State: *MD 21237*
Phone No. *687 9370*

Attorney's Telephone No.: *24*
ORDERED By The Zoning Commissioner of Baltimore County, this 24 day of April, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12 day of June, 1991, at 9 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

CRITICAL AREA

356

Baltimore County Government
Department of Environmental Protection
and Resource Management



401 Bosley Avenue
Towson, MD 21204

February 28, 1991

Mr. Roland Hess
3615 Trumps Mill Road
Baltimore, Maryland 21237

RE: 3508 Galloway Road, Bowley's Quarters, Maryland

Dear Mr. Hess:

At the request of Mr. Lon Gebhardt, contract purchaser, a preliminary environmental assessment of the above referenced property was conducted by the staff of the Bureau of Water Quality and Resource Management.

Based on these assessments, the following conclusions were made:

1. No functioning wetlands were observed on or within 25 feet of this property.
2. No tributary streams were observed on or within 100 feet of this property.
3. This property is located in a Limited Development Area of the Chesapeake Bay Critical Area and therefore subject to the following regulations:
 - a. "A Minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams." (Baltimore County Code Sec. 22-216(a)). Because this property is located adjacent to the tidal waters of Galloway Creek, this Section of Baltimore County Code will be imposed on this property and enforced by this Department.
 - b. "The sum of all man-made impervious areas shall not exceed 15% of the lot." (COMAR 14.15.02.04 C.(7)).
 - c. "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%." (COMAR 14.15.02.04 C.(5)).

Mr. Roland Hess
February 28, 1991
Page 2

- d. "The stormwater management system shall be designed so that:
 - (1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;
 - (2) infiltration of water is maximized throughout the site, rather than directing flow to single discharge points, and;
 - (3) storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.
 - (4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state." (Baltimore County Code, Sec. 22-217(h)).

4. This property is not served by a public sewer system; therefore, percolation tests must be performed and adequate soils found to exist on site to allow for the installation of a private sewage disposal system prior to approval of a residential building permit by the Division of Ground Water Management.

If you have any questions, regarding these findings and regulations, or if we can be of further assistance, please contact Mr. Glenn Shaffer of the Environmental Impact Review Division at 887-3980, Ms. Susan Overstreet of the Chesapeake Bay Critical Area Program at 887-2904, or the office duty representative for the Division of Ground Water Management at 887-2762.

Very truly yours,

Donald C. Outen
Donald C. Outen, A.I.C.P.
Bureau Chief
Water Quality and Resource Management

DCO:GS:sp

cc: Mr. Lon Gebhardt
Mrs. Janice B. Outen
Mr. Rocky O. Powell
Mr. Robert Aschenbrenner

Zoning Description

350
CRITICAL AREA
91-406-A

Beginning at a point on the west side of Galloway Road which is a 30 ft. road, at a distance of 265 ft. North of the centerline of the nearest improved intersecting street, Cold Spring Road, which is 30 ft. wide. Being lot #59, plat # 1 in the subdivision of Bowley's Quarters as recorded in Baltimore County Plat Book # W.P.C. No.7, Folio # 12 containing 14425 square feet, .331 acres, also known as 3508 Galloway Road, Baltimore Md. 21220 and located in the 15th election district.

CASE NUMBER **91-406-A**



PETITIONER'S EXHIBIT # 2

Plat to accompany Petition for Zoning Variance ☒ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: **3508 Galloway Rd**
SUBDIVISION: **BOWLEY'S QUARTERS**
PLAT: **W.P.C. No. 7, Folio # 12**
OWNER: **ROLAND E. HESS**

91-406-A

LOCATION INFORMATION
Candemantic District: **5**
Election District: **15**
1"-200' scale map: **NE 2-K**
Zoning: **RC-5**
Lot size: **14425** square feet
Acres: **.331**

SEWERS: ☐ **WATER:** ☐
CHESAPEAKE BAY CRITICAL AREA: ☒
Prior Zoning Hearing: **None**

Zoning Office USE ONLY!
Reviewed by: **ITEM #:**

Scale of Drawing: **1"=50'**
date: **2-25-91**
prepared by: **J.G.**

Petitioner's Exhibit 1

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 21, 1991

Mr. Roland E. Hess
8615 Trumps Mill Road
Baltimore, Maryland 21237

RE: PETITION FOR ZONING VARIANCE
W/S Galloway Road, 265' N of the c/l of Cold Spring Road
(3508 Galloway Road)
15th Election District - 5th Councilmanic District
Roland E. Hess - Petitioner
Case No. 91-406-A

Dear Mr. Hess:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Mr. Lonnie C. Gebhardt
8211 Philadelphia Road, Baltimore, Md. 21237

Chesapeake Bay Critical Areas Commission
Taves State Office Building, D-4, Annapolis, Md. 21404

DEPRM

People's Counsel

File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner

DATE: June 24, 1991

FROM: Mr. J. James Dieter, Director

SUBJECT: Petition for Zoning Variance - Item 356
Hess Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 3508 Galloway Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. Roland E. Hess

APPLICANT PROPOSAL

The applicant has requested a variance from section 1A04.3.B.3 of the Baltimore County Zoning Regulations to permit "a side yard setback of 10 feet in lieu of the required 50 feet."

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.D>



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±
DATE OF PHOTOGRAPHY JANUARY 1986
LOCATION BOWLEYS QUARTERS
SHEET NE 2-K
CRITICAL AREA
91-406-A

Baltimore County Government
Department of Environmental Protection
and Resource Management



91-406-A

401 Bosley Avenue
Towson, MD 21204

February 28, 1991

Mr. Roland Hess
3615 Trumps Mill Road
Baltimore, Maryland 21237

RE: 3508 Galloway Road, Bowley's Quarters, Maryland

Dear Mr. Hess:

At the request of Mr. Lon Gebhardt, contract purchaser, a preliminary environmental assessment of the above referenced property was conducted by the staff of the Bureau of Water Quality and Resource Management.

Based on these assessments, the following conclusions were made:

1. No functioning wetlands were observed on or within 25 feet of this property.
2. No tributary streams were observed on or within 100 feet of this property.
3. This property is located in a Limited Development Area of the Chesapeake Bay Critical Area and therefore subject to the following regulations:
 - a. "A Minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams." <Baltimore County Code Sec. 22-215(a)>. Because this property is located adjacent to the tidal waters of Galloway Creek, this Section of Baltimore County Code will be imposed on this property and enforced by this Department.
 - b. "The sum of all man-made impervious areas shall not exceed 15% of the lot." <COMAR 14.15.02.04 C.(7)>.
 - c. "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%." <COMAR 14.15.02.04 C.(5)>.

CRITICAL AREA

Mr. Roland Hess
February 28, 1991
Page 2

- d. "The stormwater management system shall be designed so that:
 - (1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;
 - (2) infiltration of water is maximized throughout the site, rather than directing flow to single discharge points, and;
 - (3) storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.
 - (4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state." <Baltimore County Code, Sec. 22-217(h)>.

4. This property is not served by a public sewer system; therefore, percolation tests must be performed and adequate soils found to exist on site to allow for the installation of a private sewage disposal system prior to approval of a residential building permit by the Division of Ground Water Management.
- If you have any questions, regarding these findings and regulations, or if we can be of further assistance, please contact Mr. Glenn Shaffer of the Environmental Impact Review Division at 887-3980, Ms. Susan Overstreet of the Chesapeake Bay Critical Area Program at 347-3904, or the office duty representative for the Division of Ground Water Management at 887-2762.

Very truly yours,

Donald C. Outen
Donald C. Outen, A.I.C.P.
Bureau Chief
Water Quality and Resource Management

DCO:GS:sp

cc: Mr. Lon Gebhardt
Mrs. Janice B. Outen
Mr. Rocky O. Powell
Mr. Robert Aschenbrenner

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

April 23, 1991

TO: Zoning Commissioner
Office of Planning and Zoning

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #356, Zoning Advisory Committee Meeting of April 13, 1991, Mr. Roland E. Hess, W/S Galloway Road, 265' N of centerline Cold Spring Road (#3508 Galloway Road), D-15, Private Septic and Public Water

COMMENTS ARE AS FOLLOWS:

Soil percolation tests must be conducted during wet weather testing (February - April) only.

SSF:rmk
356/TXTRMK/SUB-ZONINGVAR

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering

May 14, 1991

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

A.Z.C. Meeting Date: April 23, 1991

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 356, 377, 379, 382, 386, 388, 389, 390 and 391.

Very truly yours,

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lab

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

May 24, 1991

887-3553

Mr. Roland E. Hess
8615 Trumps Mills Road
Baltimore, MD 21237

RE: Item No. 356, Case No. 91-406-A
Petitioner: Roland E. Hess
Petition for Zoning Variance

Dear Mr. Hess:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Lonnie C. Gebhardt
8211 Philadelphia Road
Baltimore, MD 21237

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3553

Your petition has been received and accepted for filing this
24th day of April, 1991.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Roland E. Hess

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: April 24, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: John Gwiazdowski, Item No. 377
Roland E. Hess, Item No. 356
Richard S. Cook, Item No. 382
Frank Limmer, Item No. 389
David C. Berg, Item No. 391
Marie E. Martin, Item No. 357
Steven G. Hipley, Item No. 374
David G. Rorison, Item No. 376
Timothy C. Seiss, Item No. 378
John Alban, Item No. 383

In reference to the following variance requests, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
MULTI.ITM/ZAC1

received
4/26/91

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

APRIL 24, 1991

(301) 887-4500

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ROLAND E. HESS

Location: #3508 GALLOWAY ROAD

Item No.: 356 Zoning Agenda: APRIL 23, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Jeffrey Long* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JR/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 26, 1991
FROM: Dennis A. Kennedy, P.E.
RE: Zoning Advisory Committee Meeting
for April 23, 1991

The Developers Engineering Division has reviewed the subject Zoning items and we have no comments for items 356, 377, 382, 386, 388, 389, 390 and 391.

For Item 379, this site must be submitted through the minor subdivision process for review and comments.

Dennis A. Kennedy
Dennis A. Kennedy, P.E., Acting Chief,
Developers Engineering Division

DAK:s

received
5/8/91

91-406-A

Mr. Lonnie Gebhardt
8211 Philadelphia Road
Baltimore, Maryland 21237

March 25, 1991

Robert Haines
Zoning Commissioner
111 West Chesapeake Avenue
Room 109
Towson, MD 21204

RE: Variance Application- Item 356

Dear Mr. Haines:

On March 25, 1991, I applied for a zoning variance under the direction of Mr. Larry Goetz.

Please be advised I am currently under contract to purchase this property, which contract expires July 1, 1991. As I am aware of the filing requirements and time constraints of advertising and posting, I would appreciate all efforts made by your office to expedite this hearing. My loan application is predicated on the outcome of this hearing and therefore, I am requesting to be placed on the docket at your earliest available time.

I have discussed this matter with Mr. Dyer and he is aware of my hardship.

Further, I would like to comment on the courteous attention I received from Mr. Goetz. Mr. Goetz is aware of my position and has expressed he would notify the clerk of this situation.

Thank you for your consideration.

Very truly yours,

Lonnie Gebhardt
Lonnie Gebhardt

cc: Larry Goetz

Mr. Lonnie Gebhardt
8211 Philadelphia Road
Baltimore, Maryland 21237

March 25, 1991

Robert Haines
Zoning Commissioner
111 West Chesapeake Avenue
Room 109
Towson, MD 21204

RE: Variance Application- Item 356

Dear Mr. Haines:

On March 25, 1991, I applied for a zoning variance under the direction of Mr. Larry Goetz.

Please be advised I am currently under contract to purchase this property, which contract expires July 1, 1991. As I am aware of the filing requirements and time constraints of advertising and posting, I would appreciate all efforts made by your office to expedite this hearing. My loan application is predicated on the outcome of this hearing and therefore, I am requesting to be placed on the docket at your earliest available time.

I have discussed this matter with Mr. Dyer and he is aware of my hardship.

Further, I would like to comment on the courteous attention I received from Mr. Goetz. Mr. Goetz is aware of my position and has expressed he would notify the clerk of this situation.

Thank you for your consideration.

Very truly yours,

Lonnie Gebhardt
Lonnie Gebhardt

cc: Larry Goetz

CRITICAL AREA

Baltimore County Government
Department of Public Works



CRITICAL AREA

91-406-A

March 25, 1991

111 West Chesapeake Avenue
Towson, MD 21204

Mr. Lonnie Gebhardt
8211 Philadelphia Road
Baltimore, Maryland 21237

RE: 3508 GALLOWAY ROAD

Dear Mr. Gebhardt:

At this time, the Bureau of Public Services has no comments to make pertaining to the above-noted property. When a building permit application is filed, a review will then be made to verify public utilities are in place, any potential drainage problems and that the lowest finished floor is to be elevation 11.0 or higher.

Very truly yours,

Robert E. Cowhey
ROBERT E. COWHEY, P.E., Chief
Bureau of Public Services

REC:WDD:hje

cc: W. Bailey
File

Baltimore County Government
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 4, 1991

Lonnie Gebhardt
8211 Philadelphia Road
Baltimore, Maryland 21237

Re: Case Number(s): 91-406-A
Petitioner(s): Hess/Gebhardt
Location: 3508 Galloway Road

Dear Mr. Gebhardt:

The above matter, previously set to be heard on June 12, 1991, has been postponed and rescheduled for TUESDAY, JUNE 18, 1991 at 9:00 a.m.

Very truly yours,

G. G. Stephens
(301)887-3391

cc: Roland E. Hess

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 122 Date of Posting: 5/21/91
Posted for: Variance
Petitioner: Roland E. Hess
Location of property: 3508 Galloway Rd. 10' N. of Cold Spring Rd.
Location of Sign: 3508 Galloway Rd. 10' N. of Cold Spring Rd.
Remarks: Rejected
Posted by: [Signature]
Number of Signs: 1

CERTIFICATE OF PUBLICATION

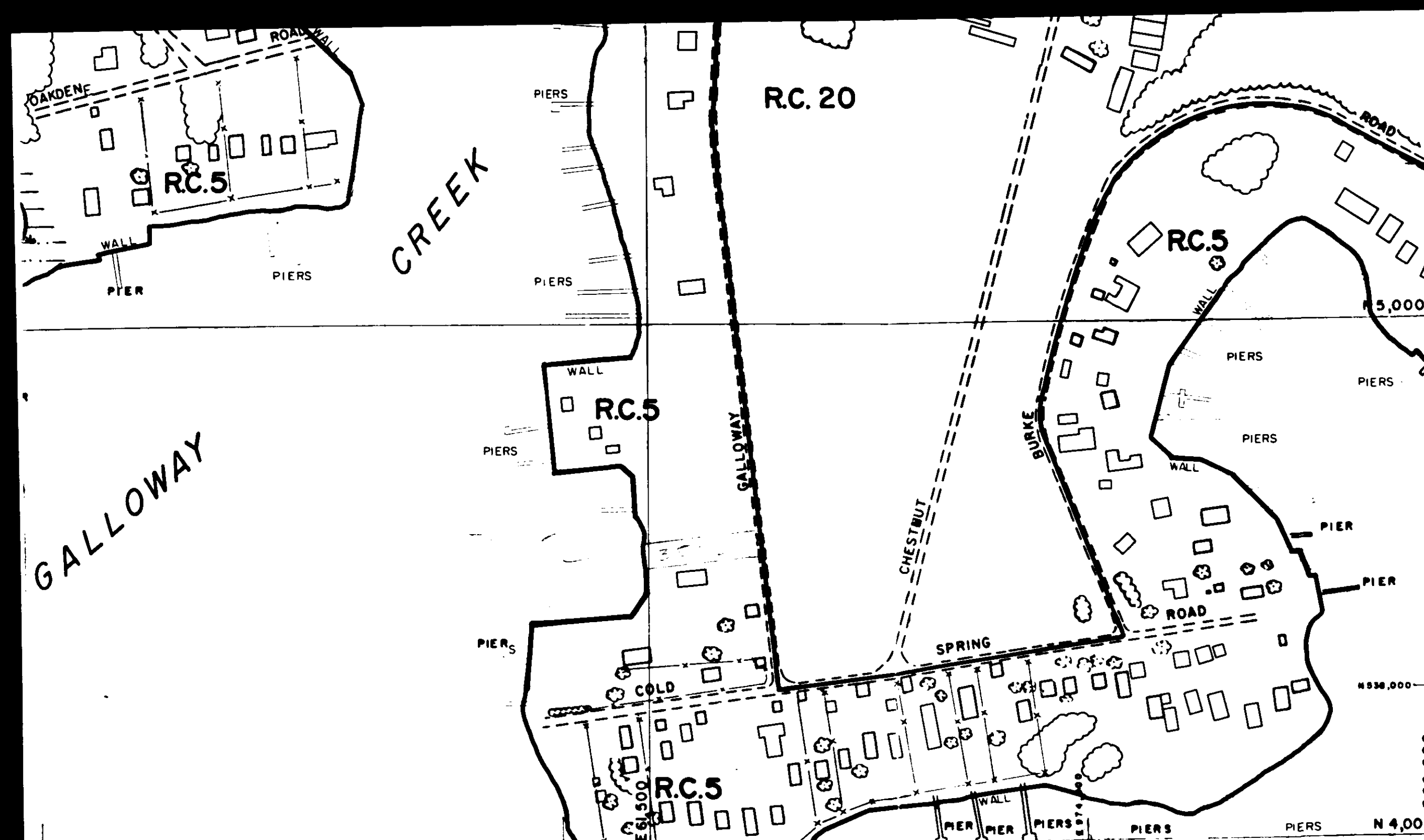
TOWSON, MD. May 19, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 16, 1991.

THE JEFFERSONIAN,

S. Zake Olson
Publisher

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 108 of the County Office Building, located at 111 West Chesapeake Avenue, Towson, Maryland 21204, at 9:00 a.m.
Case Number: 91-406-A
111 West Chesapeake Avenue
Towson, Maryland 21204
Legal Counsel:
Robert E. Hess
Contract No. 91-001
Hearing Date: Wednesday, June 12, 1991 at 9:00 a.m.
Variance: for side yard setbacks of 10 ft. in lieu of the required 50 ft.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
5183 May 16



BALTIMORE COUNTY
ZONING
MAP

SCALE	LOCATION	SHEET
1" = 200' ±	BOWLEYS QUARTERS	N.E. 2-K
DATE OF PHOTOGRAPHY		
JANUARY 1986		

DRAWING NUMBER

DRAWING NUMBER
NE 2-K

CRITICAL AREA

\$ 35.18